

**PLANNING COMMISSION  
WILLIAMSBURG, VIRGINIA  
AGENDA  
Wednesday, December 14, 2005**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, December 14, 2005

Roll Call

Approval of Minutes of November 16, 17 and December 1, 2005

**1. CONSENT AGENDA ITEMS**

Consent agenda items are marked with a ►. An item may be removed from the consent agenda by a request of any member of the Commission.

**2. PUBLIC HEARINGS**

**PCR #05-033:** Request of Yankee Candle for a special use permit to use 2180 Richmond Road as an “outdoor waiting area” for the Yankee Candle Store located at 2200 Richmond Road. The property is zoned B-2 Tourist Business District. This lot was proposed as a future restaurant site. It is proposed to use the future building pad as an outdoor waiting area in conjunction with the Yankee Candle Store.

**PCR #05-034:** Request of L&B Quarterpath, LLC, to rezone approximately 13.57 acres at 300, 301 and 309 Bassett Drive, and 207, 209, 301, 405 and 490 Quarterpath Road from RS-2 Single Family Dwelling District to RM-1 Multifamily Dwelling District Conditional. The Village at Quarterpath, a residential development with 41 single family dwellings and 36 townhouses, is proposed.

**PCR #05-035:** Request of L&B Quarterpath, LLC, amend Chapter 21, Zoning, of the Williamsburg City Code, RM-1 District, Section 21-192(4)a. to allow the reduction of front yards in addition to side and rear yards with a special use permit in order to allow an innovative or creative layout of dwellings. This revision is proposed as a part of The Village at Quarterpath development.

**PCR #05-036:** Request of L&B Quarterpath, LLC, for a special use permit (and preliminary subdivision plat) in the RM-1 District for The Village of Quarterpath in accordance with Section 21-192(4)a and Article IIIA of the Subdivision Ordinance. The property is located at 300, 301 and 309 Bassett Drive; and 207, 209, 301, 405 and 490 Quarterpath Road. The property is also proposed to be rezoned from RS-2 to RM-1 (PCR #05-034). The Village of Quarterpath is proposed to have 41 single family dwellings and 36 townhouses, with 10 foot front yards, 5 foot side yards, 8 foot corner side yards, and 25 foot rear yards. The RM-1 District requires a 25 foot front yard, a 7½ to 15 foot side yard, and a 25 foot rear yard.

**3. OPEN FORUM**

**4. SITE PLANS AND SUBDIVISIONS**

► **SPR #05-011:** Williamsburg Lodge, 310 South England Street – North Parking Lot, 85 spaces.

5. **OLD BUSINESS**

**PCR #05-026:** Revision of Chapter 21, Zoning, of the Williamsburg City Code, by revising Article IX, Architectural Review, to add three sub-areas to the Architectural Preservation District Map [Sec. 21-851]; to add the procedure for the adoption of the Design Review Guidelines [Sec. 21-853(h)]; and to delete the requirement that Planned Unit Developments approved prior to October 10, 1991, be required to have building designs approved by the Architectural Review Board.

**PCR #05-027:** Revision of Chapter 21, Zoning, of the Williamsburg City Code, by amending the Official Zoning Map, Architectural Review Districts, to revise the boundaries of the Architectural Preservation District (AP) and the Corridor Protection District (CP), and to establish three zones relating to design review guidelines in the AP District (AP-1, AP-2 and AP-3).

**ARB #05-073:** Revision of the Design Review Guidelines, which are used by the Architectural Review Board in reviewing requests for the erection, reconstruction, alteration, restoration, razing, demolition or moving of buildings, structures, signs and/or exterior architectural features in the Architectural Preservation (AP) and Corridor Protection (CP) Districts.

6. **NEW BUSINESS**

7. **OTHER**

2005 Planning Commission Annual Report

8. **INFORMATION ITEMS**

Report from City Council  
Planning Department Monthly Report  
Monthly Financial Statement

9. **PUBLIC HEARINGS SCHEDULED FOR JANUARY 18, 2005**

**CIP:** Five-Year Capital Improvement Program (FY07 to FY11). Citizens are requested to present items for inclusion in the Capital Improvement Program.